

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, MARCH 26, 2001**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with Messrs. Bloomfield, Dale, Kreider, Raser and Senhauser and Mmes. Borys, Spraul-Schmidt and Wallace present. Absent: Ms. Sullebarger.

### **MINUTES**

The minutes of the February 26, 2001, meeting (motion by Bloomfield, second by Wallace) and the March 12, 2001, meeting (motion by Borys, second by Bloomfield) were approved as corrected.

### **CERTIFICATE OF APPROPRIATENESS, 1883 MADISON ROAD, EAST WALNUT HILLS HISTORIC DISTRICT**

Staff member Caroline Kellam presented an application for a Certificate of Appropriateness for minor changes to the landscape plan approved with conditions by the HCB on August 21, 2000. Ms. Kellam also showed a plan that staff has approved for a building permit that meets the Board's conditions, including the removal of two parking spaces adjacent to the garage. The newest changes to the rear terraces require variances for front and rear yard setbacks not included in the Board's earlier conditional approval. Ms. Kellam indicated that although the site plan circulated to HCB members does not include the formal garden, that feature is still to be included in the landscape plan.

Neighbors were notified of a pre-hearing and one was faxed a copy of the new plan. Only the architect attended a pre-hearing meeting; no objections were received by staff. Owner Peggy Mathile, architect Rick Koehler, landscape architect Steve Smith and Karri Haffner, Esq. were present to support the application.

### **BOARD ACTION**

The Board voted unanimously (motion by Spraul-Schmidt second by Bloomfield) and took the following actions:

1. Found that the revised plans meet the district guidelines and approved a Certificate of Appropriateness for the construction of terraces at the front and rear of the property;
2. Approved a variance to allow the construction of the terraces at the front less than 30' and at the rear less than 40' from the rear property line as per Section 1469-244 (e) finding that such relief from the literal implication of the Zoning Code:
  - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and

- c) Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.

**CERTIFICATE OF APPROPRIATENESS, DEVELOPMENT PERMISSION IN EQ-HS DISTRICT #5 AND ZONING VARIANCE, 3721 CREIGHTON PLACE, COLUMBIA TUSCULUM HISTORIC DISTRICT**

Staff member Adrienne Cowden presented the staff report on plan revisions to an addition at 3721 Creighton Place. The HCB approved a Certificate of Appropriateness, granted the necessary zoning variances and granted development permission in EQ-HS District #5 for this project at its October 11, 1999 meeting. The plan revisions are primarily on the rear elevation of the addition and include the construction of a second floor screened-in porch. Minor changes to the front elevation include the modification of a window opening and finish grade. Only Ms. Kravitz and Mr. Pugh attended the pre-hearing meeting. The Historic Conservation office has received no objections to the revised plans.

Owner Lynne Kravitz and architect Scott Pugh were present to answer questions.

In response to Ms. Wallace, Ms. Cowden said the rear and side yard of the property abut an undeveloped section of Alms Park. In response to Mr. Kreider's question, Ms. Cowden explained that the 16" change in elevation on the front façade was to adjust to the existing street grade.

**BOARD ACTION**

The Board voted unanimously (motion by Spraul-Schmidt second by Dale) and took the following actions:

1. Found that the deck and other proposed plan revisions meet the Columbia Tusculum Historic District guidelines and approve a Certificate of Appropriateness;
2. Found that the deck and other proposed plan revisions meet Environmental Quality-Hillside District #5 guidelines and grant development permission for the proposed work at 3721 Creighton Place; and
3. Granted a rear yard setback variance to permit the construction of a deck, finding that such relief:
  - A. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic, architectural or aesthetic integrity; and
  - B. Will not be materially detrimental to the public health, safety and welfare or injurious to the property in the district or vicinity.

**OTHER BUSINESS**

Mr. Dale announced to the Board that his business commitments continue to be out of the City so much so that it is often impossible for him to regularly attend HCB meetings. He suggested that he be replaced on the Board, but is willing to continue serving until his position is filled.

Mr. Senhauser thanked Mr. Dale and said that May is the usual date for appointing members. He asked Mr. Dale to continue serving while a replacement is sought.

*Motion to Eliminate Building Permits for Minor Work:* Mr. Forwood announced that City Council approved this motion of Council members DeWine and Reece on March 21, 2001; it will become effective 30 days thereafter. The Historic Conservation Office will be doing a mass mailing to owners of property in all of the City's historic districts (approximately 2200 property owners).

Mr. Senhauser expressed concern that an editorial in *The Cincinnati Enquirer* erroneously implied that the exceptions contained in this ordinance are just some of many items of work no longer requiring permits.

*Sun Furniture Building:* Mr. Forward informed the Board that two weeks ago part of the Sun Furniture Company Building at Sycamore and Central Parkway was struck by lightening and part of the masonry wall surrounding the roof tank fell. B&I and the Fire Department have inspected the property and have cited the owner to resolve various problems. The owner has cleared the building, engaged an architect to plan repairs for the building and is investigating the cost of demolition.

#### **ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned (motion by Spraul-Schmidt second by Bloomfield).

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William L. Forwood  
Urban Conservator

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John C. Senhauser  
Chairman

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Date